131.0	0005	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,800 /	843,800
					USE VALUE:	843,800 /	843,800
					ASSESSED:	843,800 /	843,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HURWITZ LESLIE H & JANET M
Owner 2:	
Owner 3:	
Street 1:	43 NORFOLK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,358 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Stucco Exterior and 1914 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7358.000	262,000	5,100	576,700	843,800
Total Card	0.169	262,000	5,100	576,700	843,800
Total Parcel	0.169	262,000	5,100	576,700	843,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.86 | /Parcel: 440.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,000	5100	7,358.	576,700	843,800	843,800	Year End Roll	12/18/2019
2019	101	FV	280,500	5100	7,358.	608,700	894,300	894,300	Year End Roll	1/3/2019
2018	101	FV	280,500	5100	7,358.	448,500	734,100	734,100	Year End Roll	12/20/2017
2017	101	FV	280,500	5100	7,358.	429,300	714,900	714,900	Year End Roll	1/3/2017
2016	101	FV	280,500	5100	7,358.	397,300	682,900	682,900	Year End	1/4/2016
2015	101	FV	264,800	5100	7,358.	333,200	603,100	603,100	Year End Roll	12/11/2014
2014	101	FV	264,800	5100	7,358.	325,500	595,400	595,400	Year End Roll	12/16/2013
2013	101	FV	264,800	5100	7,358.	310,100	580,000	580,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10286

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11312-423		4/18/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2019	Meas/Inspect	DGM	D Mann
8/30/2017	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	355	PATRIOT
11/2/1999	Meas/Inspect	243	PATRIOT
9/3/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7358		Sq. Ft.	Site		0	90.	0.87	10									576,668						576,700	

Total AC/HA: 0.16892 | Total SF/SM: 7358 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 576,668 | Spl Credit | Total: 576,700

PRINT

Date	Time
12/11/20	00:36:47

LAST REV

Date	Time
09/24/19	10:42:09

mmcmakin

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 84768
GIS Ref:
GIS Ref:
Insp Date: 04/26/19

!10286!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	84768
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	48.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	48.1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19858932
Const Adj.:	0.99980003
Adj $ / SQ:	155.785
Other Features:	59000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	504759
Depreciation:	242789
Depreciated Total:	261970

COMMENTS

1 FPL NOT WORKING PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

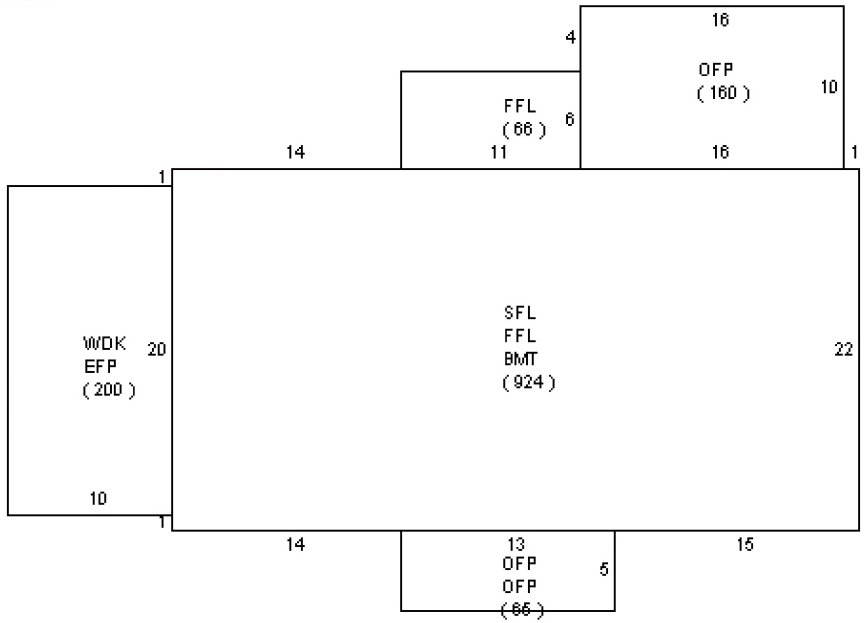
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.50
Special Features:	0	Val/Su Net:	74.26
Final Total:	262000	Val/Su SzAd	136.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	990	155.790	154,228
BMT	Basement	924	46.740	43,184
SFL	Second Floor	924	155.790	143,946
OFP	Open Porch	290	22.190	6,434
EFP	Enclos Porch	200	40.830	8,166
WDK	Deck	200	11.000	2,200

Net Sketched Area:	3,528			Total:	358,158
Size Ad	1914	Gross Are	3528	FinArea	1914

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1913	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100